

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address

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FOR COURT USE ONLY

☐ Individual appearing without attorney  
☒ Attorney for: Chapter 7 Trustee, Peter J. Mastan

**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re:  
Robert Jay Young

CASE NO.: 2:18-bk-21210-BR  
CHAPTER: 7

## NOTICE OF SALE OF ESTATE PROPERTY

Debtor(s).

**Sale Date:** 02/26/2019

**Time:** 10:00 am

**Location:** 255 E. Temple Street, Courtroom 1668, Los Angeles, California 90012

**Type of Sale:** ☒ Public ☐ Private

**Last date to file objections: 02/12/2019**

**Description of property to be sold:**

Real Property located at 12312 Dewey Street, Los Angeles, California 90066.

See Trustee's Motion for Order Authorizing Sale of Real Property: (A) Outside the Ordinary Course of Business; (B) Free and Clear of All Monetary Claims, Liens, and Interests; (C) Subject to Overbids; (D) For Determination of Good Faith Purchasers under §363(M); (E) to Pay the Costs of the Sale; (F) to Pay the Brokers' Commission; (G) and Approval of Payment of Homestead Exemption to Debtor ("Sale Motion").

**Terms and conditions of sale:**

See Sale Motion; A copy of the Sale Motion may be obtained by contacting Christopher Celentino, Attorney for the Chapter 7 Trustee, at the address listed above.

**Proposed sale price: \$ 1,622,500.00**

**Overbid procedure (if any):**

Initial overbid to exceed original offer by \$15,000 and subsequent bids in increments of \$5,000. See Sale Motion for full bidding procedures. The deadline for submitting overbids is prior to the hearing scheduled on February 26, 2019 at 10:00 a.m.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

Date: February 26, 2019

Time: 10:00 a.m.

Location: 255 E. Temple Street  
Courtroom 1668  
Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

William Friedman  
Coldwell Banker Real Estate  
2444 Wilshire Boulevard, Suite 102  
Santa Monica, California 90403  
Telephone: (310) 829-3939  
Email: billfried@earthlink.net

Jane Schore  
Coldwell Banker Real Estate  
9229 Sunset Blvd, Suite 302  
Los Angeles, California, 90069  
Telephone: (323) 655-0406

Date: 02/01/2019

## PROOF OF SERVICE OF DOCUMENT

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is:  
655 W. Broadway, Suite 800, San Diego, California 92101

A true and correct copy of the foregoing document entitled (*specify*): **NOTICE OF SALE OF ESTATE PROEPRTY**

will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On February 1, 2019, I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page

**2. SERVED BY UNITED STATES MAIL:**

On February 1, 2019, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

Honorable Barry Russell  
United States Bankruptcy Court  
Central District of California  
Edward R. Roybal Federal Building and Courthouse  
255 E. Temple Street, Suite 1660 / Courtroom 1668  
Los Angeles, CA 90012

☒ Service information continued on attached page

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL** (state method for each person or entity served): Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on February 1, 2019, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

☐ Service information continued on attached page

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

February 1, 2019

Caron Burke

Date

Printed Name

  
Signature

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):**

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pmastan@iq7technology.com;travis.terry@dinsmore.com  
•Elizabeth Redmond notices@becket-lee.com  
• United States Trustee (LA) ustpregion16.la.ecf@usdoj.gov  
•Robert P Zahradka caecf@tblaw.com, RPZ@tblaw.com

**2. SERVED BY UNITED STATES MAIL:**

**DEBTOR:**

Robert Jay Young  
12312 Dewey Street  
Los Angeles, CA 90066-1025

**CREDITORS AND PARTIES IN INTEREST:**

Wells Fargo Bank NA/SAMI  
2007-AR3  
1230 Columbia Street  
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San Diego, CA 92101-8502

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State of Hawaii  
Attn: Bankruptcy Unit  
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